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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Harvard Court Sunbury VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

\*House

X

\*Unit

Suburb

Sunbury

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

25 Carey Court Sunbury VIC 3429	\$445,000	02-Nov-18
1 Laurel Court Sunbury VIC 3429	\$460,000	01-Feb-19
78 Sorbonne Drive Sunbury VIC 3429	\$457,500	31-Aug-18

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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### 25 Carey Court Sunbury VIC 3429

Sold Price

**\$445,000**

Sold Date

**02-Nov-18**

 3  1  -

Distance

**0.67km**



### 1 Laurel Court Sunbury VIC 3429

Sold Price

**\$460,000**

Sold Date

**01-Feb-19**

 3  2  1

Distance

**0.79km**



### 78 Sorbonne Drive Sunbury VIC 3429

Sold Price

**\$457,500**

Sold Date

**31-Aug-18**

 3  2  1

Distance

**0.82km**

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